

# THE SOCIAL

URBAN TOWNS AT CALEDON CLUB

## FEATURES & FINISHES

### IMPRESSIVE EXTERIOR FEATURES

1. Superior architecturally designed homes with inspired combinations of brick, stone<sup>1</sup> and pre-cast stone accents, detailed exterior trim features, exquisite Hardie Board and/or smartside siding (on gable ends) in select locations per elevation.
2. Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
3. Detailed masonry work with striking stone<sup>1</sup> or pre-cast concrete accents including keystones and window sills per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.
4. Gracious covered porches and terraces with modern exterior glass decorative railing system, where applicable (as per plan).
5. Spacious garages with prefinished insulated garage doors with beautiful inserts (as per plan).
6. Garage walls and ceilings to be drywalled.
7. Main entries featuring impressive prefinished insulated door(s) (as per plan).
8. Poured concrete lower floor walls, wrapped with heavy duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Building Code). Sump pumps as required by municipality.
9. Pre-cast and/or poured concrete steps at front, side and rear entrances as required by grade (as per plan). Pre-cast concrete walks to front entries, where applicable.
10. Low Maintenance aluminum soffits, fascias, eavestroughs and downspouts.
11. One exterior water tap located in the garage (location to be determined by vendor).
12. Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
13. Self-sealing asphalt shingles with a 30-year limited manufacturer's warranty and/or metal roof (as per plan).
14. Complimentary fully paved driveways.<sup>2</sup>
15. Customized builder address plaque. Location to be determined by vendor.
16. Reinforced concrete garage floor with grade beams.

### SUPERIOR INTERIOR FEATURES

17. (+/-) 8' lower floor ceilings, (+/-) 9' main floor, (+/-) 9' second floor and (+/-) 8' third floor ceilings, where applicable (as per plan). (Except in sunken or raised areas, stairways and where there are raised or dropped ceilings).
18. Easy maintenance smooth ceilings on main and second floor, bathrooms, laundry room and mechanical room, where applicable. Stippled ceilings with +/- 4" smooth border in bedrooms, lower floor and third floor hallways, where applicable.
19. Oak veneer stairs to finished areas with oak handrail and nosing and metal pickets and choice of stain from builder's standard samples (as per plan).
20. Choice of one interior quality paint colour from vendor's samples with all kitchen, laundry and all bathrooms finished in eggshell.
21. Dropped ceilings and bulkheads (where required).

### GOURMET KITCHEN FEATURES

22. Custom designed deluxe kitchen cabinets with taller upper cabinets, soft close doors and drawers, cutlery divider and stone countertops in a wide choice of styles from builder's standard samples (as per plan).
23. Breakfast Bar in Kitchen with extended flush bar top, where applicable (as per plan).
24. Stainless steel double bowl undermount kitchen sink with single lever pullout faucet.
25. Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
26. Convenient split electrical outlets at counter level for small appliances.
27. USB outlet in Kitchen.
28. Hood fan over stove area.
29. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

### LUXURIOUS BATHROOM FINISHES

30. Quality porcelain wall tiles in tub and shower enclosure to ceiling height, where applicable.
31. Primary Ensuite bathroom shower stall (as per plan) to include grand marble surround, pot light and 10 mm frameless glass enclosure fastened with L-brackets, where applicable (as per plan)

32. Drop-in tub in tiled enclosure to secondary bathrooms (as per plan).
33. Choice of quality bathroom cabinets with choice of laminate countertop in all bathrooms from vendor's standard samples.
34. Bathtub and shower curtain rods included, where applicable.
35. Powder Room to include pedestal sink and single lever faucet.
36. White ceramic accessories in all bathrooms and washrooms.
37. Mirrors included in all bathrooms and powder room approx. 42" high.
38. White plumbing fixtures.
39. Elongated toilets with soft close seats in all finished bathrooms.
40. Upgraded chrome finish faucets for all vanities and showers from builder's standard samples (as per plan).
41. Efficient exhaust fans in all bathrooms.
42. Privacy locks on all bathroom d.
43. Shut off valve for each sink.

### LAUNDRY ROOM ACCENTS

44. Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.
45. Laundry areas & mechanical areas will come with a floor drain (as per plan).

### EXQUISITE FLOORING FINISHES

46. Units feature 7- 9/16" laminate flooring with three colour choices from builder's standard samples (excluding tiled areas and bedrooms).
47. Quality 12" x 24" porcelain tile flooring in front and garage entry ways, powder room, kitchen, bathrooms, mechanical room and laundry room from builder's standard samples (as per plan).
48. Luxurious premium quality 40 oz. broadloom with foam underpad in bedrooms (as per plan). Your choice of one colour from builder's standard samples.
49. Transition strip to be used between different floor materials (due to different flooring materials that may be selected, transition heights between floor surfaces may occur).

### BREATHTAKING WINDOWS, DOORS AND MILLWORK

50. Striking (+/-) 4 1/2" colonial style baseboard, painted white throughout with doorstop to tiled and hardwood floor areas, (+/-) 2 1/2" casing painted white on all doors, windows and flat/returned archways throughout finished areas (as per plan).
51. Two panel smooth style interior doors, except where indicated as sliding doors.
52. Satin nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors.
53. Doors, windows and full archways to be trimmed (as per plan). Vinyl casement Low E thermopane windows (as per plan).
54. Low maintenance structural vinyl Low E thermopane lower floor windows (as per plan).
55. Units include thermal-glazed garden doors, where applicable (as per plan).
56. Extensive caulking for improved energy conservation and to minimize drafts.

### LIGHTING & ELECTRICAL

All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.

57. Decorative black coach lamps on exterior elevations, where applicable.
58. Fully installed exterior light fixtures.
59. Plug for future garage door opener.
60. Heavy duty 220V electrical outlet for stove and dryer.
61. Light fixtures provided throughout finished areas with white decora style switches and receptacles.
62. One automatic smoke/strobe detector installed on every floor in every bedroom for home and family safety.
63. Electric door chime with doorbell at front entry for each unit.
64. Ground fault interrupter protection for all bathroom(s) and powder room.
65. Carbon monoxide detector.

### INCREDIBLE ENERGY SAVING FEATURES

66. High-Velocity Air Handler for super efficiency and comfort controlled by an electronic programmable thermostat.
67. Exterior walls and 3rd floor ceilings (where applicable) to be fully insulated - ceiling to R-60 walls to R-22. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).
68. Spray foam insulation in garage ceilings.
69. Spray foam around windows and exterior doors for increased air tightness.
70. Lower floor walls insulated full height per Ontario Building Code.
71. Water saving aerators on all faucets.
72. Water saving toilets.
73. Water saving shower heads on all showers with temperature control valves.

### SECURITY FEATURES FOR YOUR PEACE OF MIND

74. Exterior hinges and striker plates reinforced with extra long screws.
75. Additional blocking at all exterior doors jambs.
76. High quality deadbolt locks on all hinged exterior doors.
77. Additional screws at patio door to prevent lifting.

### ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

78. Steel beam construction in lower floor (as per applicable plan).
79. Engineered floor joists & 5/8" subfloor glued to achieve outstanding structural strength.
80. All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.
81. 2" x 6" exterior wall construction.

### CUSTOMER FRIENDLY UPGRADE PROGRAM

82. Purchasers will have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials (when schedules permit).

### NOTES TO PURCHASERS

83. All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building Code, National Building Code and Architectural guidelines.
84. The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closing date.
85. Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment and is based on the purchase price herein.
86. The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., may be for display purposes only and may not be included in the dwelling unit purchased herein.
87. Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
88. Interior or exterior steps may vary at any entranceway due to grading.
89. House types and streetscapes subject to final approval by the municipality or developer's architectural committee and final siting and approval by the vendor's architect.
90. The purchaser shall indemnify and save the vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the vendor.
91. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
92. The vendor has the right to substitute materials of equal or better value.
93. Purchaser's choice of interior colours and materials to be chosen from the vendor's standard samples if not yet ordered or installed, colours and materials are to be chosen by the purchaser within 7 business days of notification by the vendor. Otherwise, the vendor reserves the right to choose the colour and/or materials.
94. The vendor shall be entitled to reverse the plan of the house being constructed.
95. The vendor is not responsible for shade difference occurring from different dye lots on all materials such as porcelain tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation.
96. The purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the builder, at its discretion, may install thresholds as a method of finishing the transition between the two rooms.
97. Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.

All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or vary within generally accepted industry standards and tolerances without notice. Product measurement/sizes may vary slightly due to site/grade conditions.

All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion.

All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Builders Standard Samples. A wide variety of upgrades and options are available from predetermined Vendor selections and shall be quoted upon request.

Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

Items, fixtures and finishes in sales office or model homes may be for display purposes only and may not be included in the purchase price and may not be available for future purchases. Some structural changes may be present in the model homes. These will not be included in the house unless they are specifically requested on a Purchaser Request for Upgrades form.

E. & O. E.

<sup>1</sup> Stone refers to distinctively crafted stone products.

<sup>2</sup> Driveways will be completed after approximately two full seasonal cycles.

**Fernbrook**  
HOMES

**ZANCOR**  
HOMES

